081.0	0003	0009.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	918,100 / 918,100
					USE VALUE:	918,100 / 918,100
					ASSESSED:	918,100 / 918,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
14		KINGS CT, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PENG XIAOJUN
Owner 2:	
Owner 3:	
Street 1:	21 SAYBROOK ST
Street 2:	
Twn/City:	BOSTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02135 Type:

PREVIOUS OWNER

Owner 1:	HAN WENSHENG -
Owner 2:	PENG XIAOJUN -
Street 1:	21 SAYBROOK ST
Twn/City:	BOSTON
St/Prov:	MA Cntry:
Postal:	02135

NARRATIVE DESCRIPTION

This parcel contains 12,700 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1989, having primarily Clapboard Exterior and 2186 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R4	TOWNHOU	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	12700.000	385,400		532,700	918,100
Total Card	0.292	385,400		532,700	918,100
Total Parcel	0.292	385,400		532,700	918,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 420.03 | /Parcel: 420.0

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct 147040

GIS Ref

GIS Ref

Insp Date 09/08/18

!6569!

PREVIOUS ASSESSMENT

Parcel ID 081.0-0003-0009.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	385,400	0	12,700.	532,700	918,100	918,100	Year End Roll	12/18/2019
2019	101	FV	294,800	0	12,700.	540,300	835,100	835,100	Year End Roll	1/3/2019
2018	101	FV	291,900	0	12,700.	403,300	695,200	695,200	Year End Roll	12/20/2017
2017	101	FV	291,900	0	12,700.	365,300	657,200	657,200	Year End Roll	1/3/2017
2016	101	FV	291,900	0	12,700.	350,000	641,900	641,900	Year End	1/4/2016
2015	101	FV	286,700	0	12,700.	296,800	583,500	583,500	Year End Roll	12/11/2014
2014	101	FV	286,700	0	12,700.	281,600	568,300	568,300	Year End Roll	12/16/2013
2013	101	FV	286,700	0	12,700.	267,900	554,600	554,600		12/13/2012

PRINT

Date	Time
12/10/20	21:19:40

LAST REV

Date	Time
12/21/18	10:14:16

danam

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6569

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HAN WENSHENG,	71694-157	1	10/1/2018	Estate/Div	1	No	No		
MATTCHEN MICHAE	36018-316		7/31/2002		489,000	No	No		
HAMVAS STEVEN &	21706-84		1/24/1992		249,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/16/2018	1507	Alterati	15,000	C				
3/21/2006	187	Re-Roof	4,400					

ACTIVITY INFORMATION

Date	Result	By	Name
9/8/2018	Inspected	PH	Patrick H
8/17/2018	MEAS&NOTICE	BS	Barbara S
12/17/2008	Meas/Inspect	294	PATRIOT
12/4/2002	MLS	MM	Mary M
1/11/2000	Mailer Sent		
1/11/2000	Measured	264	PATRIOT
5/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	147040
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		12700		Sq. Ft.	Site		0	70.	0.60	5			Ledge	-5					532,666						532,700	

Total AC/HA:	0.29155	Total SF/SM:	12700	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	532,666	Spl Credit		Total:	532,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1989	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	40	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.3	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.17631578
Const Adj.:	0.99594003
Adj $ / SQ:	158.158
Other Features:	102767
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	471752
Depreciation:	86331
Depreciated Total:	385421

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	2	HB	1

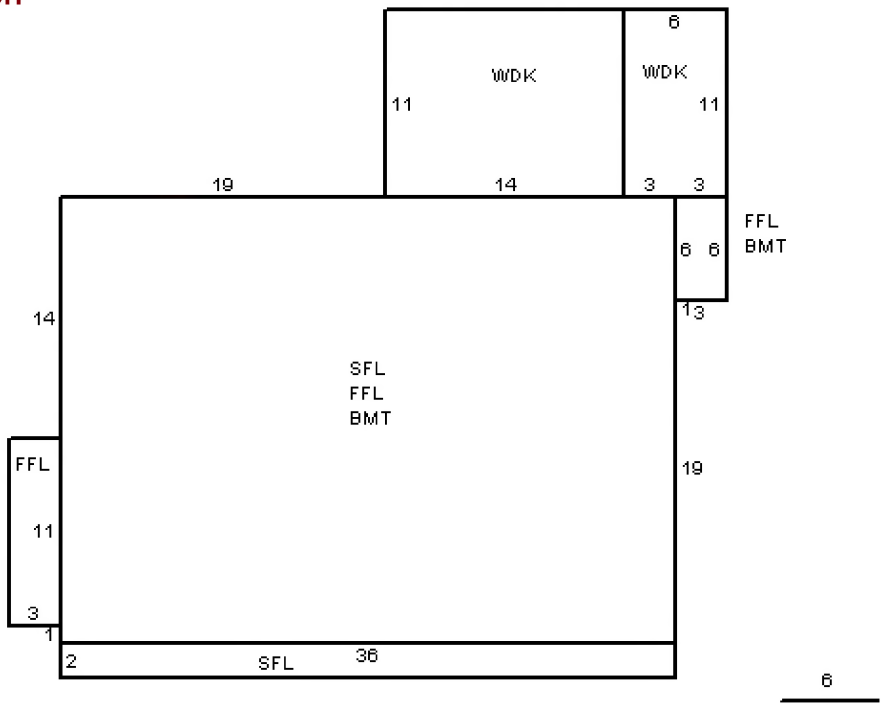
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,008	158.160	159,423
FFL	First Floor	987	158.160	156,102
BMT	Basement	954	53.620	51,149
WDK	Deck	220	10.500	2,311

Net Sketched Area:	3,169	Total:	368,985
Size Ad	1995	Gross Are	3169	FinArea	2186
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	20		

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	158.16
Special Features:	0	Val/Su Net:	121.62
Final Total:	385400	Val/Su SzAd	193.18

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

081.0-0003-0009.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	